



Land Use and Zoning Meeting Minutes

March 26, 2015

STAFF:	David Radachy
DATE:	March 30, 2015

The Land Use and Zoning Committee hereby finds and determines that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 6:30 p.m.

Attendance was taken by sign-in sheet. The following members were present: Messrs. Falcone, Kenyon, Klco, Morse, Terriaco, and Welch and Ms. Malec. Staff: David Radachy.

Mr. Radachy stated that there are three cases this evening. One district change amendment.

Painesville Township – District Amendment, 1.07 acres, B-2, General Retail, & R-1, Single Family to I-1, Light Industrial

Staff stated that the land that the district amendment involves is located on Lake Shore Blvd. in Painesville Township near Grand River. Several members of the committee had a hard time locating the property. Staff pointed to the property to the southwest and stated that was Laketran. The committee was able to place the property.

Staff stated that the property was built in 1964 and has been used as industrial since that time. There was also an accessory use of retail in the 1980's. Staff showed the zoning map. He stated that the zoning map has been incorrect since 2004 when we converted the map. The property is B-2 and the digital map converted from the mylar map was showing it as R-1. Staff discovered the error because of this zoning case and informed the Township so that they could inform the owner. The owner was given a chance to withdraw his application if the B-2 zoning would fulfill his needs. The owner wishes that the property to be rezoned to I-1 as requested.

Staff stated that the Comprehensive Plan is flawed because of the mistake in the zoning map. The Comprehensive Plan is showing the property as R-1 because it was based on the zoning map. This area was not significantly changed or studied in the last Comprehensive Plan Update. Staff did state that the property would be required to provide a 50- foot buffer between themselves and the R-1 adjacent to them. The 50 foot buffer would provide more protection than they are currently receiving from the B-2 District that exists. Staff recommended the district amendment because of this reason.

Mr. Klco made the motion to recommend the district amendment.

Mr. Welch seconded the motion.

All voted "Aye".

Motion passed.

There was no other business. There was no public comment.

The meeting adjourned at 6:45 PM.